

033.A

0001

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel
809,800 / 809,800

USE VALUE:

809,800 / 809,800

ASSESSED:

809,800 / 809,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		SILK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LEODAS KATINA	
Owner 2:		
Owner 3:		

Street 1:	39 REED ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	N
Type:	

PREVIOUS OWNER	
Owner 1:	PARAS JAMES C -
Owner 2:	-
Street 1:	20 SILK STREET UNIT 20
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 2204 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	
Topo	1
Street	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1 %
Infl 2 %	Infl 3 %
Appraised Value	Alt Class %
Spec Land	J Code
Fact	Use Value
Notes	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
102	0.000	809,800			809,800		
Total Card	0.000	809,800			809,800		
Total Parcel	0.000	809,800			809,800		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	367.42	/Parcel:	367.4	Land Unit Type:

PREVIOUS ASSESSMENT										Parcel ID	033.A-0001-0020.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	797,700	0	.	.	797,700	797,700	Year End Roll	12/18/2019		
2019	102	FV	707,400	0	.	.	707,400	707,400	Year End Roll	1/3/2019		
2018	102	FV	626,000	0	.	.	626,000	626,000	Year End Roll	12/20/2017		
2017	102	FV	571,000	0	.	.	571,000	571,000	Year End Roll	1/3/2017		
2016	102	FV	571,000	0	.	.	571,000	571,000	Year End	1/4/2016		
2015	102	FV	420,400	0	.	.	420,400	420,400	Year End Roll	12/11/2014		
2014	102	FV	401,300	0	.	.	401,300	401,300	Year End Roll	12/16/2013		
2013	102	FV	401,300	0	.	.	401,300	401,300		12/13/2012		

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
PARAS JAMES C,	132-104		10/31/2014		625,000
BUCHANAN LAWREN	88-42		5/17/2005		495,000

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Result
4/13/2020		Mail Update	By JO Jenny O
5/24/2018		Measured	DGM D Mann
5/14/2015		SQ Returned	MM Mary M
3/15/2006		External Ins	BR B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
Alt Class %	J Code	Fact Use Value	Notes

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																																																	
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good			OF=SHWR STALL & DBL SINK.																																																																																																																																																																																																					
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:																																																																																																																																																																																																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																																																																																																								
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																																																																																																																								
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																																																																																																																								
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																																																																																																																								
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Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																																																																																																																									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																																																																																																																																																																																																								
Color: BLUE				A Kits:	Rating:																																																																																																																																																																																																								
View / Desir:				Ftpl: 1	Rating: Good																																																																																																																																																																																																								
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Grade: C - Average				CONDOS INFORMATION																																																																																																																																																																																																									
Year Blt: 1927	Eff Yr Blt:			Location:																																																																																																																																																																																																									
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Jurisdct: G7		Fact:	.	Floor:	M - Multi-Level																																																																																																																																																																																																								
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Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL																																																																																																																																																																																																
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	8	4	M																																																																																																																																																																																																
Sec Int Wall:		%		Economic:		%		Additions:																																																																																																																																																																																																					
Partition: T - Typical				Special:		%		Kitchen:																																																																																																																																																																																																					
Prim Floors: 3 - Hardwood				Override:		%		Baths:																																																																																																																																																																																																					
Sec Floors:		%		Total:	4.6 %			Plumbing:																																																																																																																																																																																																					
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																																																																																																																																					
Subfloor:				Basic \$ / SQ:	295.00			Heating:																																																																																																																																																																																																					
Bsmnt Gar:				Size Adj.: 1.12640643				General:																																																																																																																																																																																																					
Electric: 3 - Typical				Const Adj.: 0.98000199				SUB AREA				SUB AREA DETAIL																																																																																																																																																																																																	
Insulation: 2 - Typical				Adj \$ / SQ: 325.645				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																																																																																											
Int vs Ext: S				Other Features: 90750				GLA	Gross Liv Ar	2,204	325.640	717,721																																																																																																																																																																																																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00				Heat Type: 5 - Steam				NBHD Inf: 1.04999995				Net Sketched Area:	2,204	Total:	717,721							# Heat Sys: 1				NBHD Mod:				Size Ad	2204	Gross Are	2204	FinArea	2204						% Heated: 100		% AC:		LUC Factor: 1.00				Solar HW: NO	Central Vac:	NO		Adj Total: 848895														% Com Wall		% Sprinkled:		Depreciation: 39049																		Deprecated Total: 809845														MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								SPEC FEATURES/YARD ITEMS				PARCEL ID 033.A-0001-0020.0												IMAGE				Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			More: N																							Total Yard Items:				Total Special Features:								Total:			
Heat Type: 5 - Steam				NBHD Inf: 1.04999995				Net Sketched Area:	2,204	Total:	717,721																																																																																																																																																																																																		
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